

ARBAUGH BUILDING

LANSING

Direct Impact:	\$8,600,000
Indirect Impact:	\$9,804,000
Total Impact:	\$18,404,000
Jobs Created:	212



When it was built in 1905, Arbaugh's was the largest department store in the capital city. It was expanded – upward – in 1915 and the size doubled. During the late 1970s a mirror glass façade was installed, encasing the brick and limestone exterior. Lansing developer Richard Karp saw the potential in the building. He stripped the glass cladding from the façade and rehabilitated the structure into 48 high-end market rate loft apartments and 20,000 square feet of first-floor office space. The rehabilitation transformed the Washington Avenue business district. Other developers are following Karp's lead by investing in properties in the same area. Karp took advantage of tax credit equity financing through the National Trust for Historic Preservation, assistance from the city of Lansing, the Community Foundation, and the Federal and State Historic Preservation Tax Credits.

Location:	401 South Washington Avenue
Project Contact:	Richard Karp
Original Use:	Retail/Office
Current Use:	Mixed Use - Commercial/Residential
SHPO Contact:	Robbert McKay / 517.335.2727



HISTORIC PRESERVATION TAX CREDITS

SHPO

517.373.1630 - STATE HISTORIC PRESERVATION OFFICE - www.michigan.gov/shpo